

# Whitakers

Estate Agents



**116 Westfield Road, Hull, HU4 6EE**

**£107,500**

In need of work and hence priced for a quick sale at £107,500.

Situated to the west of the city and handily placed to stroll to the highly regarded Eastfield School, this traditional style mid terrace house is an excellent opportunity for the young family.

The accommodation briefly comprises entrance hall, lounge opening to a dining area, fitted kitchen, shower room and three first floor bedrooms and has gas central heating to radiators and double glazing. With off street parking amenities to the front of the property and the bonus of a brick built garage to the rear, early appointments to view are encouraged in order to avoid disappointment.

The accommodation comprises



Storm Porch

Entrance Hall

With staircase to the first floor landing.

Lounge 14'8" x 11'9" (4.48 x 3.60)



With a bow window to the front aspect, feature fire place incorporating a built in gas fire, radiator and opens to;

Dining Area 15'1" x 7'10" (4.62 x 2.40)



Window to the rear aspect, a radiator and a useful under stairs storage cupboard.

Kitchen 14'9" x 6'2" (4.50 x 1.90)



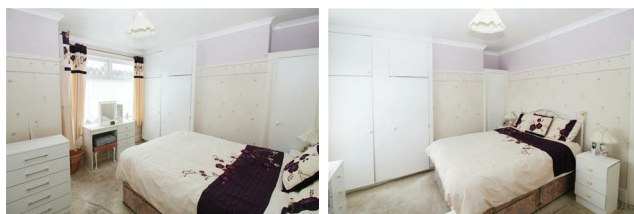
A good range of fitted floor and wall units with rolled edge laminated preparation surfaces having an inset stainless steel one and a half bowl sink unit with mixer tap. Window to the rear aspect, a radiator and built in appliances include an electric oven and grill, a four ring gas hob and an over head filter hood.

Shower Room



A plumbed shower unit within an independent double enclosure, wash hand basin with a pedestal and a low level wc.

Bedroom One 15'1" x 11'9" max (4.62 x 3.59 max)



Windows to the front aspect, built in wardrobes and cupboard and there is a radiator

### Bedroom Two 8'11" x 10'9" (2.72 x 3.29)



Window to the rear aspect, built in wardrobes, over head cupboards and dressing table unit and there is a radiator.

### Bedroom Three 7'0" x 6'2" (2.15 x 1.90)



Window to the rear aspect and a radiator.

### Gardens



To the front of the property is a garden laid to aggregates giving off street parking amenities and to the rear a split level patio area.

### Garage

Brick built and accessible via a vehicular tenfoot to the rear of the property.

### Tenure

The property is freehold.

### Council Tax

Council Tax Band B- Hull City Council

### Additional products and services

Whitakers Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other

services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

### Disclaimer

Services, fittings & equipment referred to in these sale particulars have not been tested ( unless otherwise stated ) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

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### Sales valuations

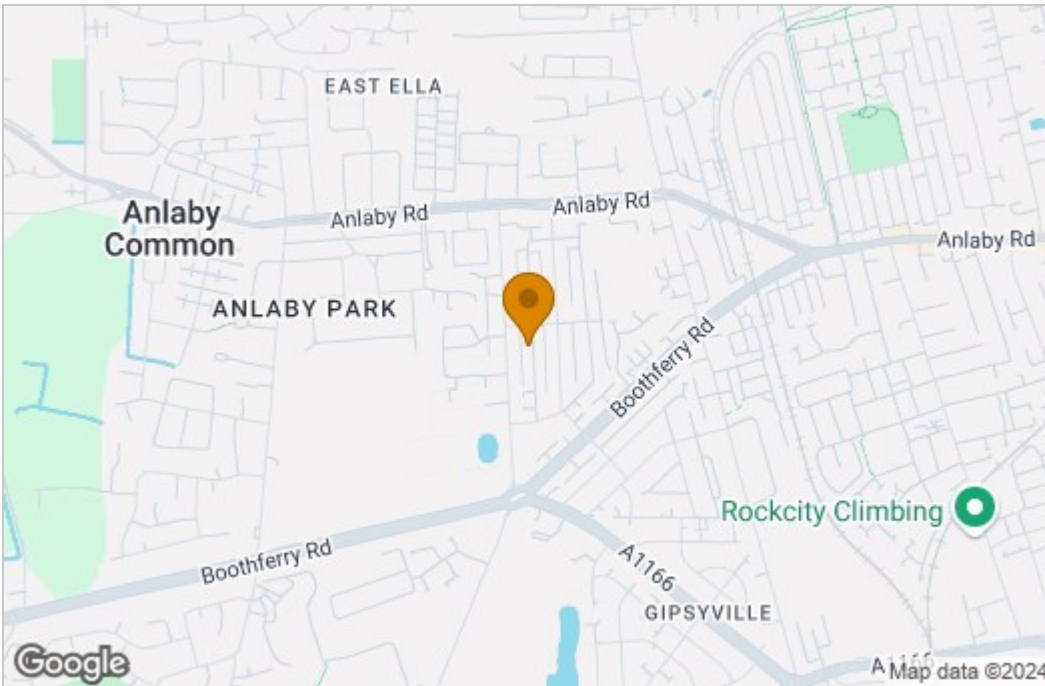
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

# Floor Plan

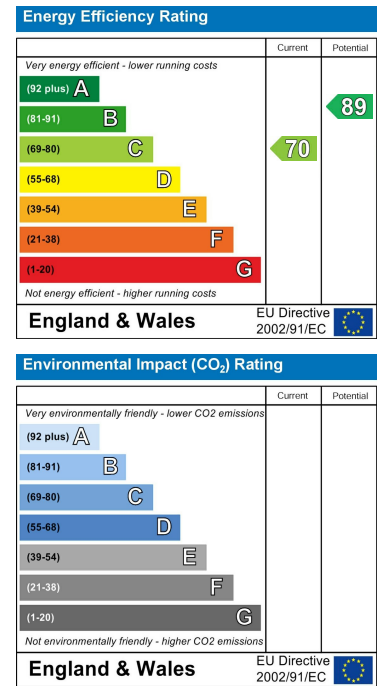


Please note floorplans are for guidance only and are intended to give a general impression of the property. Plan produced using PlanUp.

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.